Davidson County DEEDWARR
Recvd: 09/18/06 13:27 2 pgs
Fees:13.00 Taxes:381.10

20060918-0115238

Prepared By: **Richard W. Norris, Esq.**
Network Closing Services, Inc.
7651-A Ashley Park Court #402
Orlando, FL 32835
incidental to the issuance of a title insurance policy.
File Number: **6-2693**

Parcel ID #: 09614021900

NEW OWNER
Ronald Kloes

SEND TAX BILLS TO: new owner
Ronald Kloes
3044 Boulder Park Dr.
Nashville, TN 37214

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated August 26, 2006 by Susan Worley, unmarried, whose post office address is 3044 Boulder Park Drive, Nashville TN, 37214 hereinafter called the GRANTOR, to Ronald Kloes, a married man, whose post office address is 3044 Boulder Park Drive, Nashville, TN 37214 hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Davidson County, Tennessee, viz:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The Source of the ~~borrower's~~ owner's interest in the foregoing described property was a Warranty Deed, dated 6/23/2004, recorded in Instrument Number 20040624-0074966 of the Register's Office of Davidson County, Tennessee.

A/K/A: 3044 Boulder Park Drive, Nashville, TN 37214
Date Acquired: 6/23/2004

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year "2006" and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good, right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness
Printed Name: J. Bains

Susan Worley
Susan Worley

Witness
Printed Name: Michael W. Funk, Birmingham AL

STATE OF ~~Tennessee~~ ALABAMA
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 6th day of SEPTEMBER, 2006, by Susan Worley who ( ) is personally known to me or (✓) has produced ALDL# 5413582 as identification.

(SEAL)

WESLEY S. REYNOLDS NOTARY PUBLIC STATE AT LARGE ALABAMA

Notary Public
My Commission Expires: 5/09/10

6 2693

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Instrument Prepared by:
Name: Network Closing Services
Address: 7651-A Ashley Park Court, Suite 402
Orlando, Fl. 32835
Return to: Network Closing Services
7651-A Ashley Park Court, Suite 402
Orlando, Fl. 32835

Oath of Conveyances Affidavit

State of: TENNESSEE
County of:

I / We hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $103200; which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 6th day of September, 2006

Affiant

Notary Public
My Commission Expires: _____

AMANDA NICOLETTO
Notary Public - State of Florida
My Commission Expires Mar 4, 2008
Commission # DD296764
Bonded By National Notary Assn.